



# ROYAL FOX

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- **Modern Detached**
- **Unique Design**
- **Two Bedrooms**
- **No Chain**
- **Driveway Parking**
- **Gas Central Heating**
- **Two Reception Rooms**
- **Popular Location**
- **UPVC Double Glazed**



**MODERN DETACHED HOUSE - UNIQUE DESIGN - TWO BEDROOMS - DRIVEWAY PARKING - POPULAR RESIDENTIAL LOCATION - NO ONWARD CHAIN...**

**Royal Fox Estates are very pleased to offer to the open market 'The Birch' a modern detached house offering two-bedroom accommodation featuring gas fired central heating and double-glazed windows.**



**The Birch, 1A Graingers Road,  
Northwich**

**Offers in the Region Of  
£230,000**



## Accommodation

**Reception Hallway** 9' 8" x 5' 10" (2.94m x 1.78m)

**Lounge** 14' 7" x 11' 9" (4.44m x 3.57m)

**Dining Room** 8' 1" x 11' 9" (2.47m x 3.57m)

**Kitchen** 8' 6" x 9' 9" (2.60m x 2.96m)

**First Floor Landing** 3' 10" x 7' 4" (1.18m x 2.23m)

**Bedroom One** 10' 2" x 11' 9" (3.09m x 3.57m)

**Bedroom Two** 6' 4" x 11' 9" (1.92m x 3.57m)

**Bathroom/WC** 5' 11" x 8' 2" (1.80m x 2.48m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

**ACCOMMODATION** - Comprising briefly: storm porch, reception hallway, lounge, dining room, kitchen, two first floor bedrooms, combined bathroom/WC.

**OUTSIDE** - To the front is a gated driveway with parking for two vehicles, to the rear is a compact yet private garden, laid to lawn with flower beds and garden store.

**LOCATION** - Graingers Road situated in a highly popular residential area due to it's proximity to local schools & college, as well as being a short distance into Northwich Town centre. Excellent access is also afforded via the A556 onto the main nearby motorway networks of the M6 & M56.

## Property Information

- Approx. Sq Ft - 791 Sq ft (73.1 Sq m)
- Freehold
- Council Band C
- EPC Rating - D
- Services - Mains - Gas - Electric - Water (Meter) - Sewer
- Parking - Driveway





***"Put your property  
in our hands..."***



***"Ultimate Estate  
Agency....From The Fox"***

**Viewings : Northwich Office  
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**Tel: 01606 44 0 44**

**e: [info@royalfox.co.uk](mailto:info@royalfox.co.uk)**





## The Fox's Insight

- Tenure: Freehold
- Title No. TBC
- Class of Title. TBC
- Mains Services Connected: Electric, Gas, Water (Meter) Sewage
- Council Band: C
- Parking Arrangements: Driveway



## Directions

Leaving Northwich on the A553 London Road, heading towards Kingsmead and Leftwich, at the traffic lights bear left and continue along London Road for approximately half a mile. Graingers Road is located off to the right hand side, opposite Stone Croft.

***"Call The Fox NOW for  
your FREE valuation"***



### IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.